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Community Relations Plan

for

McBay Oil & Gas

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COMMUNITY RELATIONS PLAN

for

McBay Oil and Gas State Superfund Site
Houston County, Texas

Updated January 2002

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COMMUNITY RELATIONS PLAN

for

McBay Oil and Gas State Superfund Site
Northwest of Grapeland, Houston County, Texas

Updated January 2002

Overview of Community Relations Plan

This community relations plan (CRP) identifies issues of community concern regarding the McBay Oil and Gas State site. It also outlines the anticipated community relations activities to be conducted during the cleanup activities at the McBay site.

The McBay Oil and Gas State Superfund site community relations plan has been prepared to aid the Texas Natural Resource Conservation Commission (TNRCC) in developing a community relations program tailored to the needs of the community affected by the McBay site. The TNRCC will conduct community relations activities to ensure that the local public has input to decisions and access to information about Superfund activities at the McBay site.

The information in this plan is based on the Hazard Ranking System (HRS) package. This plan will be updated periodically during the course of the cleanup.

Site Profile

Latitude/Longitude: 31E 30' 00" N, 95E 32' 02" W

Site Location and Description:

The McBay Oil and Gas site is located approximately three miles northwest of Grapeland, Houston County Texas, on FM 1272. McBay Oil and Gas was the location of an oil refinery from 1941-1959; it then became a waste oil reclamation plant until all operation ceased in 1987.

In May 1991, the Texas Water Commission (TWC, predecessor agency to TNRCC) entered into an Administrative Order with one Potentially Responsible Party directing the remediation of several earthen and concrete pits and tanks. The contaminated soil was allowed to be treated on-site on a land treatment unit (LTU). The majority of these contaminated soils and sludges were removed from their source and treated on the LTU.

Background and Operating History:

The McBay Oil and Gas site was the location of the Geier-Jackson oil refinery from 1941 to 1959, then it became a waste oil reclamation plant owned, in succession to the present, by Mr. George Bartee (leased to Mr. Clint McBay), Mr. Jack Cliff, Allied Bancshares, and Valco Energy. Valco Energy shut down all operations at the plant in 1987. The contaminants of concern include arsenic, barium, chromium, lead, ethylbenzene, benzene, naphthalene, and xylene.

A waste removal action was performed in May 1998 to remove specific wastes, drums and tanks from the McBay site that had the potential to threaten public health and safety and the environment. The scope of the removal action included:

Site clearing to allow for safe access to tanks and drums, and staging of drums;

Removal and recycling of above ground piping ancillary to the aboveground storage tanks;

Removal and disposal of fluids from tanks and drums;

Removal and disposal of sludges and solids from tanks and drums;

Cleaning and recycling of tanks and drums;

Sampling, excavation and removal of 150 cubic yards of impacted soil in the vicinity of the drums and tanks;

Decontamination and demobilization; and

Documentation of all sampling activities and documentation of proper transport and disposal/recycling of all wastes.

Immediately upon mobilization to the site, site access roads were cleared and leveled with a dozer to facilitate future trucking activities. All areas around the tanks and drums were cleared. Vegetation and debris that was gathered during this task was left on site in areas deemed appropriate by the on site oversight representatives.

After the site had been cleared, all 181 drums that were listed for removal were located and inventoried. Six additional drums that were not included in the list of 181 drums were identified during the inventory procedures. These drums were sampled, and samples analyzed in the lab. Based on the analytical results, the drums and the contents of these additional drums were managed following the same procedures used for all other previously characterized drums.

Only one drum was found to contain hazardous waste. That drum was given first priority over all other drums and was over-packed and transported to a properly permitted disposal facility before any other drum consolidation, in order to prevent the chance of this drum and its contents being confused and possibly mixed with the other (nonhazardous) drums at the McBay site.

Subsequently, all drums were emptied utilizing a vacuum truck. All drums were emptied prior to moving any of the drums to eliminate the chance of spilling any drum contents onto the ground. The drums were eventually cleaned with a high pressure washer and crushed using a backhoe bucket. These activities were conducted within the bermed area. After being crushed, the drums were transported to a proper recycling facility.

Above ground piping, ancillary to the aboveground tank system, was removed.
Extensive above ground and shallow subsurface piping existed across the McBay site. Approximately 1,000 linear feet of piping was removed. The piping was placed in rolloff boxes and transported to an approved recycling center. Piping that was cut off above ground surface but continued below grade was capped with a cement plug.

Fluids and sludges were removed from 34 tanks. Waste removal from the tanks was conducted utilizing tank trucks and a “super sucker” vacuum truck. Liquid wastes were removed and transported in vacuum trucks to a proper disposal facility.

Over 160 cubic in-place yards of impacted soils collected from the vicinity of the tanks and drums were sampled, excavated and removed. Based on laboratory analytical results, the soils were classified as Class I nonhazardous waste. Soils were excavated to a depth of only 6 to 8 inches, and therefore the excavated areas were not considered a health and safety threat. Therefore, the excavated areas were not backfilled, and 'verification' sampling was not required.

A final site cleanup was conducted on October 29, 1998 to remove all wastes generated as part of the May 1997 waste characterization tasks, as well as wastes generated during the removal activities. These wastes consisted primarily of disposable PPE and other health and safety materials. A final site walk-through was conducted by the contract and a TNRCC representative to ensure that all removal activities had been completed satisfactorily.

The remedial investigation was started in July 2000 and the first phase was completed in September 2000. A second phase was completed in June 2001 and a third phase is currently underway. The feasibility study should be completed by August 2002.

Community Profile

The McBay Oil and Gas site is located in a ranching and agricultural area with less than 100 people living within a mile of the site. Several people live adjacent to the site in a close proximity.

The U.S. Census Bureau estimated the 2000 population of Houston County at 23,185, an increase of 8.5% from the 1990 estimate. The U.S. Census listed the 2000 county ethnicity as: white, 68.6%; black, 27.9%; Hispanic, 7.5%; Asian, 0.2% and American Indian, 0.3.

The State Data Center at Texas A&M University estimated the 2000 population of Grapeland, located about three miles southeast of the site, at 1,395.

Over half of Houston County is covered with forest supplying a large commercial timber industry. The land feature is a rolling plain that drains into the Neches and Trinity Rivers.

Community Involvement and Concerns

A public meeting was held in Tyler on August 19, 1986, to propose the site to the State Superfund Registry. Concerns expressed at the proposal meeting included: when will the site be cleaned up; has the contamination affected the groundwater; will the Remedial Investigation include a portion of the adjacent properties.

In October 1998, a resident near the McBay site inquired to the TNRCC about tanker truck activity at the site. TNRCC staff told the resident the truck activity was due to a removal action at the site.

Specific Objectives of the Community Relations Program

A. Maintain open communications between the Texas Natural Resource Conservation Commission, Houston County, State elected officials and concerned citizens.

B. Continue to expand the mailing list to include additional agencies, organizations, and residents that are interested in the project.

C. Provide a central information contact from whom interested parties can receive information on site activities, project status, and study results.

D. Provide citizens, involved agencies, elected officials, and the media with accurate, timely information concerning the scope, progress, and findings of site-related activities by issuing press releases and conducting community meetings.

E. Brief field teams on community relations issues before performing on-site investigations.

F. Provide all information, especially technical findings, in a language that is understandable to the general public and in a form useful to interested citizens and elected officials through the preparation of fact sheets and news releases, when major findings become available during project phases.

G. Monitor community concerns and information requirements as the project progresses by monitoring the community response to news releases and community meetings.

H. Modify the community relations plan as changes in community attitudes and needs occur and maintain accuracy during different project phases.

Community Relations Techniques

A. Project Status Briefings for community groups and concerned citizens (may include public meetings, if needed) - To periodically inform the general community of significant project developments and findings; to respond to inquiries accordingly and incorporate local concerns into the decision making process as appropriate.

B. Project Mailing List - To provide the means through which press releases, project status reports and other significant communications can be distributed to concerned groups and individuals.

C. Public Consultations - To conduct informal meetings (if needed) with residents. To provide an opportunity for affected residents to express any concerns and to make inquiries to insure effective two-way communication.

D. Program Document Repositories - To maintain easily accessible repositories through which the public may review project outputs. The public will be periodically informed of the availability of project documents and the location of repositories via techniques A through C.

E. TNRCC State Superfund Internet Homepage - provide current, timely information on state Superfund activities on the World Wide Web at the following web address: www.tnrcc.state.tx.us/waste/superfund.

F. Revise CRP - To reflect changes in site activities or local concerns. After the Proposed Remedial Action Document (PRAD) has been issued, the CRP will be revised to address implementation of the selected remedial action alternative.

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Area News Media

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PROGRAM DOCUMENT REPOSITORIES

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